

Town of Simsbury Assessor's Office
933 Hopmeadow Street, Simsbury, CT 06070

Golf-Course Property

Income and Expense Survey for Calendar Year 2020

Information provided is CONFIDENTIAL, in accordance with Connecticut Law.

Return to the Assessor on or Before June 1, 2021

Property Name: _____

Property Address: _____

Form Preparer/Position: _____

Telephone Number: _____

General Data

Golf Course Designer: _____

Orientation: ☐ Public ☐ Semi-Private ☐ Private
Type: ☐ Par-3 ☐ Executive ☐ Championship

No. of Holes: _____ holes Total Yardage: _____ yards

No. of Memberships: Single: _____ Family: _____

Which months comprise your winter season? _____

Which months comprise your summer season? _____

Analysis of Rounds Played				
	Winter Season	Summer Season	Cart Rounds	Annual
Member				
Non-member				
Group/Tournament				
Complimentary				
Total Rounds				

Fee Structure					
	Winter Season		Summer Season		Annual
	a.m	p.m	a.m.	p.m.	
Greens Fee with cart					
Greens Fee without cart					
Cart Fee					
Prepaid Cart Fee					
Trail Fee					
Typical Group/Tournament Fee					
Initiation Fee					
Single Membership					
Family Membership					

Annual Gross Income

Cart and Greens Fees:	\$ _____
Membership Income:	\$ _____
Tennis Income:	\$ _____
Pro-Shop & Driving Range	\$ _____
Food & Beverage Income	\$ _____
Other	\$ _____
Total Income	\$ _____

Less: Cost of Goods Sold

Tennis and Pro-shop	\$ _____
Food:	\$ _____
Beverage:	\$ _____
Other:	\$ _____
Income Before Operating Expenses:	\$ _____

Annual Operating Expenses:

Real Estate Taxes	\$ _____
Personal Property Taxes	\$ _____
Property Insurance	\$ _____
Repairs & Maintenance ¹	\$ _____
General/Administrative ²	\$ _____
Management fee	\$ _____
Reserves	\$ _____
Other (explain)	\$ _____
Total Operating Expenses	\$ _____

Net Operating Income \$ _____

Please include a copy of your year end Income Summary.

Yes No
☐ ☐ Do any of the figures include capital expenditures or extraordinary costs which vary from typical operating expenses? If yes, explain: _____

Please attach comments or other information on a separate page.

Signature and Affidavit of Facts

As Required by Section 12-63c(d), of the Connecticut General Statutes, as amended, any owner of rental real property who fails to file this form, files an incomplete or false form with intent to defraud, shall be subject to a penalty assessment equal to a Ten Percent (10%) increase in the assessed value of such property.

Any form returned incomplete will not be accepted and be subject to the 10 percent penalty. Any form received after June 1, 2021, will be subject to a 10% penalty on the October 1, 2020 Grand List.

I do hereby declare under penalties of false statement that the information provided is according to the best of my knowledge, remembrance and belief, is a complete and true statement of all the income and expenses attributable to the above identified property (section 12-63c (d) of the Connecticut General Statutes).

Signature _____ Date _____

Name (print) _____ Title _____ Phone _____

¹ Includes Repair and Maintenance items such as chemicals/fertilizers, grass/seed, gasoline/oil, utilities, etc.

² Includes General and Administrative expenses such as advertising, security, administrative payroll expenses, telephone, etc.